

09 / 0 2 4 2 5

TEMPIETTO ARCHITECTS

3 Churchgates The Wilderness Berkhamsted Hertfordshire HP4 2UB
architects@tempietto.co.uk Fax: (01442) 877868 Phone: (01442) 877808

DESIGN AND ACCESS STATEMENT

LITTLE BARLEY END, STOCKS ROAD, ALDBURY

Proposed replacement outbuilding

1. The Process

1(a) Physical context

Little Barley End sits on a 0.45 hectare site to the north-east of Stocks Road, north of the village of Aldbury accessed off Stocks Road via a private road which runs along the south-east boundary of the site. The property is a house with white painted roughcast rendered walls and half-hipped plain tiled roofs.



Front view of Little Barley End



Rear View of Little Barley End

To the north-east of the house is a detached double garage and to the north-west is a detached outbuilding, which is currently underutilised. It is a substantial structure with a steeply pitched plain tiled roof over roughcast render. Although only single storey it is a relatively tall structure. To the north of the outbuilding is a spinney of trees which partially screens it.



Outbuilding at Little Barley End



Outbuilding viewed through the spinney

To the south-west of the site is Barley End, which is a large detached house and to the north-west, beyond a large field within the applicant's ownership is another large detached house known as Clipperdown. To the north and east is open land.



View of the outbuilding from the private road

The site and the outbuilding are well screened from the road and adjacent land by a holly tree and hedges.

1(b) Social context

To the south-west of the site is Barley End, a private residence and to the north-west is Clipperdown, which is approximately 200m from Little Barley End.

1(c) Economic Context

There is little in the way of business uses in the immediate vicinity and the proposed developed will have a negligible effect on the economic context of the area.

1(d) Planning Policy context

The site is within the Chilterns Area of Outstanding Natural Beauty and Green Belt. Policies RA.7 and RA.18 of the AVDC adopted Local Plan apply to extensions to dwellings. As such the natural and scenic beauty of the area must not be harmed and extensions must not be out of proportion or character with the original dwelling house and not materially reduce the openness of the Green Belt.

Policy RA.18 recognises that extensions to dwellings within the Metropolitan Green Belt and special landscape areas are subject to particular considerations. It is important to resist extensions to existing dwellings outside the built-up area of settlements that are likely to adversely affect the open and undeveloped character of these areas. In principle, provided that they do not result in disproportionate additions over and above the size of the original building, extensions and alterations to dwellings are appropriate development.

In this case the proposal is for the replacement of an outbuilding ancillary to a dwellinghouse rather than an extension but in my view the same principles should be applied. As the proposed building does not intrude into open land, replaces an existing structure and is no greater in scale than the existing outbuilding, it is acceptable. It will also be in proportion with the size and scale of the original dwellinghouse and garage and will not materially reduce the openness of the Green Belt. The proposal therefore accords with Local Plan policy.

Taking into account the potential for addition floor space within the volume of the existing building or discounting the floor area that is to be accommodated within the roofspace of the new building, the increase in floor area is 31% or 28%, respectively. This demonstrates that the proposed replacement building does not involve a disproportionate addition to the size of the existing building and is not therefore inappropriate development in the Green Belt.

2. Involvement

Due to the modest scale of the proposal and its location, which replaces an existing building and is remote from any neighbouring property, it was not considered necessary to engage in any consultation process.

3. Evaluation and Design

It was identified that although the existing outbuilding is only single storey, the heights of its walls give the impression of a taller structure and that this could be improved.

The applicant's requirements for a games room and gym needed a greater floor area than is available in the existing outbuilding. The option of extending the existing outbuilding was considered but discarded in favour of its replacement, as the existing building would not be easy to adapt and extend to the new use economically. Also, rebuilding offers the opportunity of achieving a structure that is well insulated and more airtight, thereby achieving greater energy efficiency and a more sustainable development.

It was identified that the best location for the outbuilding was the site of the existing one, as this allows a convenient footpath connection from the kitchen door. It is also well located in that the views from the house of its garden and the countryside beyond are uninterrupted by the outbuilding and views of the outbuilding from the wider countryside are filtered by the spinney of trees to the north and by a mature hedge and holly tree adjacent to the private road, which also screen the building.

In order to achieve additional floor area without intruding on the countryside, it was concluded that the new structure would add to the form of the existing outbuilding by extending the roof closer to the ground, thereby maintaining the existing ridge height and minimising the increase in bulk. Visually this will bring the roof closer to the ground, thereby reducing its perceived scale.

The proposed replacement building has been designed to be harmonious with the form and materials of the dwelling and its surroundings. The eaves of the proposed replacement building will be lower than the existing outbuilding, which will have the effect of making it less intrusive in the landscape by having a greater proportion of roof and a smaller proportion of rendered wall. Therefore, whilst the floor area of the replacement outbuilding will be greater, its visual effect will be reduced, which will enhance the character of the area and preserve the visual amenity of the Green Belt.

The design draws upon the form and materials of the house and the building it will replace and uses plain clay tiles and white render to match the house. It is considered that the outbuilding will be more attractive than the existing one and will enhance the visual amenity of the Green Belt and appearance of the Chilterns Area of Outstanding Natural Beauty.

4. Use

This use is ancillary to the residential use of the site, which is compatible with surrounding land uses.

5. Amount

The proposed outbuilding has a gross external floor area of 117 sq m and replaces the existing outbuilding which has a floor area of 65sq m, an increase of 52 sq m, equating to an increase of 80%. However, the volume of the existing building is sufficient to insert an additional floor, with an area of 37 sq m, and if this were to be taken into account the existing outbuilding would have a floor area of 89 sq m equating to an increase of only 31%. Alternatively, if the proposed mezzanine area were to be discounted, as it is within the roof space, the scale of which is similar to the roof of the existing building, the ground floor area of the proposed building at 83 sq m equates to an increase of only 28%.

6. Layout

The layout of the site will not change.

7. Scale

Although there is a mezzanine area contained within its roofspace, the scale of the proposed replacement building is single storey, which is in keeping with the house and its surroundings. It is also the same height as the existing outbuilding.

8. Landscaping

There is no need for additional soft landscaping as there is already an abundance of planting on and around the perimeter of the site. A patio area will be provided.

9. Appearance

See submitted drawings and Design above.

10. Access

The existing access to the site will not be amended and the access to the outbuilding will be similar to that which exists. A level threshold will be achievable via the doors into the Games Room.